

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## The Brambles Parkgate Road

Mollington, Chester,  
CH1 6NE

**Price**  
**£900,000**

\* LARGE CHARACTER HOME \* IDEAL FOR A LARGE FAMILY WITH A FLEXIBLE LAYOUT \* NEARBY CANALSIDE WALKS. The Brambles is a beautifully proportioned, family-sized home, perfectly positioned near the charming village of Mollington and backing directly onto the scenic Shropshire Union Canal.

The ground floor offers versatile living spaces, accessible via two reception halls. From the main hall, you'll find a welcoming living room with a cast-iron log burner, a comfortable sitting room, and a kitchen that flows seamlessly into a spacious conservatory at the rear, complete with French doors opening onto the garden. Additional ground floor accommodation includes a cloakroom, study, games room, dining room, a second conservatory, and a garden room. Two staircases lead to first-floor landings, where the principal bedroom boasts a vaulted ceiling with exposed timbers and French doors with a Juliet-style balcony. There are four further bedrooms, each offering delightful views, along with a family bathroom and separate WC. Set within generous, lawned gardens, The Brambles features flagged seating areas, mature flower beds, shrubs, and trees, together with an ornamental pond, greenhouse, potting shed, and garden shed. A secure gate at the rear provides direct access to the canal towpath.

The property is approached via a gated driveway, with additional gravelled parking in front of the double garage. There is also a large open barn, ideal for storing firewood, vehicles, or for flexible use, alongside a practical workshop. This home perfectly blends character, space, and a waterside setting—ideal for families seeking a flexible and versatile home.

## The Brambles Parkgate Road, Mollington, Chester, CH1 6NE

### LOCATION

The property is located along the A540 Parkgate Road close to the village of Mollington. Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

### THE ACCOMMODATION COMPRISES:

#### PORCH

2.51m x 1.30m (8'3" x 4'3")



Glazed entrance door with decorative coloured leaded glass and matching full height glazed windows, tiled floor, ceiling light point, and letterbox. Wooden panelled entrance door with decorative coloured glass leaded inserts, window lights above and matching side windows to the reception hall.

#### RECEPTION HALL

2.51m x 2.39m (8'3" x 7'10")



Coved ceiling, ceiling light point, UPVC double glazed leaded window to side, single radiator with thermostat, woodblock parquet flooring, digital thermostatic heating controls, burglar alarm control pad, and staircase to the first floor. Doors to the sitting room, living room and kitchen.

#### SITTING ROOM

3.63m x 3.63m (11'11" x 11'11")



UPVC double glazed leaded window overlooking the front, UPVC double glazed leaded window to side, radiator with radiator cover, coved ceiling, ceiling light point, and woodblock parquet flooring. Bi-folding doors with decorative coloured leaded glass to the living room.

#### LIVING ROOM

4.09m x 3.66m (13'5" x 12'0")



Impressive fireplace surround with stone inset and hearth housing a cast-iron log burner, woodblock parquet flooring, ceiling light point, TV aerial point, two UPVC double glazed leaded window to the side, and UPVC double glazed leaded door to the conservatory with double glazed leaded windows at each side.



### OUTSIDE REAR



To the rear of the garage there is a further lawned area with flagged patio, shrubbery and trees.

### OUTSIDE REAR



To the rear there is a lawned garden with Indian stone flagged patio with raised wooden sleeper beds and bark. Outside light. Pedestrian gate onto the canal towpath.

### BARN

7.75m x 4.47m (25'5" x 14'8")



Open barn with light and power.

### DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane, follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow Parkgate Road out of Chester for approximately 0.5 mile and the property will be found on the left hand side immediately before the bridge over the canal.

### TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

### COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester.

### AGENTS NOTES

\* Services - mains gas, electricity, and water are connected.

\* The property has a burglar alarm installed.

\* The property is on water rates.

\* Private septic tank drainage.

### \*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

**BATHROOM**

2.51m x 1.75m (8'3" x 5'9")



Comprising: panelled bath with wall mounted thermostatic mixer shower over, canopy style rain shower head, extendable shower attachment and folding glazed shower screen; and twin sink unit with mixer taps and storage beneath. Fully tiled walls, fitted wall mirror, ladder style towel radiator, tiled floor, ceiling light point, and UPVC double glazed window with obscured glass.

**SEPARATE WC**

1.50m x 1.19m (4'11" x 3'11")

Low level WC, ceiling light point, tiled floor, and UPVC double glazed window.

**OUTSIDE FRONT**



The property occupies a generous size plot and is approached via a tarmac driveway with double opening five-bar wooden gates. The driveway extends to the side with two sets of double opening five-bar wooden gates which leads to a useful barn at the rear. To the left hand side of the house there is a further stoned driveway which leads to a double garage and a hard standing area suitable for trailers. To the front and side there are neatly laid lawned gardens with mature shrubs and trees, an ornamental pond and gravelled pathway. Wooden pergola, aluminium framed greenhouse, potting shed and shed.



**DOUBLE GARAGE**

5.66m x 5.59m (18'7" x 18'4")



With twin opening wooden doors, fluorescent strip lighting, access to useful roof storage area, ample power points, glass block window, and rear personnel door.

**KITCHEN**

4.29m max x 2.95m max (14'1" max x 9'8" max)



Fitted with a bespoke range of kitchen cabinetry incorporating a granite worktop with space for concealed dishwasher, drawers and an inset Belfast style sink unit with mixer tap and drainer grooved into the worktop. Matching island unit with granite worktop and storage cupboards. Fitted dresser unit with drawers, cupboards, granite worktop and glazed cabinets, and matching corner wall cupboard. Tiled recess with space for free-standing Range Master range style cooker with five-ring gas hob, double oven and grill, and Range Master extractor. Wooden panelled ceiling with ceiling light point, UPVC double glazed window overlooking the front, UPVC double glazed window to side, quarry tile floor, and the original room bell board. Stripped wooden panelled stable type door to the side hallway, and door to the pantry. Opening with step leading down to the conservatory.

**PANTRY**

Fitted shelving, light point, internal glazed window, fitted cupboard and quarry tile floor.

**CONSERVATORY ONE**

8.46m x 3.96m narrowing to 3.00m (27'9" x 13' narrowing to 9'10")



Large P-shaped conservatory incorporating a family sitting area and dining area with a pitched polycarbonate roof and double opening French doors to the rear garden, ceiling fan with light, two double radiators with thermostats, space for American style fridge/freezer with cold water supply, and quarry tiled floor.

**SIDE HALLWAY**



UPVC double glazed leded door to the front with double glazed leded side panels, wood strip flooring, radiator with radiator cover, radiator with radiator cover and book shelving above, dado rails, two ceiling light points, internal double glazed leded window, and UPVC double glazed leded bay window to rear. Doors to the Utility/WC, study, games room, and glazed door to the dining room.

**UTILITY & WC**

2.64m x 2.34m (8'8" x 7'8")

Fitted storage cupboards with hanging space and shelving, worktop with plumbing and space for washing machine and space for tumble dryer beneath, pedestal wash hand basin, low level WC, single radiator with thermostat, quarry tiled floor, ceiling light point, wall mounted Worcester condensing gas fired central heating boiler, central heating and hot water controls, and UPVC double glazed leded window to front with tiled windowsill.

**STUDY**

1.73m x 1.63m (5'8" x 5'4")

Ceiling light point, fitted shelving, wood strip flooring, and burglar alarm control pad.

**DINING ROOM**

6.32m x 3.63m (20'9" x 11'11")



UPVC double glazed leded window overlooking the front, two ceiling light points, two wall light points, two double radiators with thermostats, dado rail, secondary oak staircase to the first floor with useful built-in understairs storage cupboard, UPVC double glazed internal leded window to the conservatory, UPVC double glazed French double opening doors to the conservatory, and glazed door to garden room.

**CONSERVATORY TWO**  
6.63m x 3.78m (21'9" x 12'5")



Large UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, two ceiling fans with lighting, two wall light points, ample power points, double radiator with thermostat, single French door to outside, and double opening French doors to outside.

**GARDEN ROOM**  
3.15m x 2.92m (10'4" x 9'7")

UPVC double glazed double opening French doors with double glazed side windows to outside, ceiling light point, and laminate wood strip flooring.

**GAMES ROOM**  
5.46m x 2.97m (17'11" x 9'9")



Feature vaulted wooden panelled ceiling and wooden panelled walls, and UPVC double glazed window. Door to workshop.

**WORKSHOP**  
5.51m x 2.82m (18'1" x 9'3")

With strip lighting, power, window, and double opening doors to outside.

**FIRST LANDING**

Oak spindled balustrade, double glazed Velux roof light, ceiling light point, access to loft space, recess with display shelf. Door to the principal bedroom and door to bedroom five.

**PRINCIPAL BEDROOM**  
6.32m x 3.58m (20'9" x 11'9")



Feature vaulted ceiling with oak beams and timbers with spotlighting, double glazed Velux roof light with fitted blind, two double radiators with thermostats, two fitted wardrobes with sliding doors, UPVC double glazed led windows overlooking the front and rear, and UPVC double glazed French doors with decorative coloured leaded glass and matching side windows with Juliet style balcony.

**EN-SUITE SHOWER ROOM**  
1.75m x 1.75m (5'9" x 5'9")



Modern white suite comprising: shower enclosure with body jets, rain shower head, radio speakers, corner seat and extendable shower attachment, curved glazed shower screens and curved glazed sliding doors; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Travertine tiled walls, recessed LED ceiling spotlights, vinyl floor covering, chrome ladder style towel radiator, extractor, and UPVC double glazed led window.

**BEDROOM FIVE**  
4.39m plus window recess x 2.82m (14'5" plus window recess x 9'3")

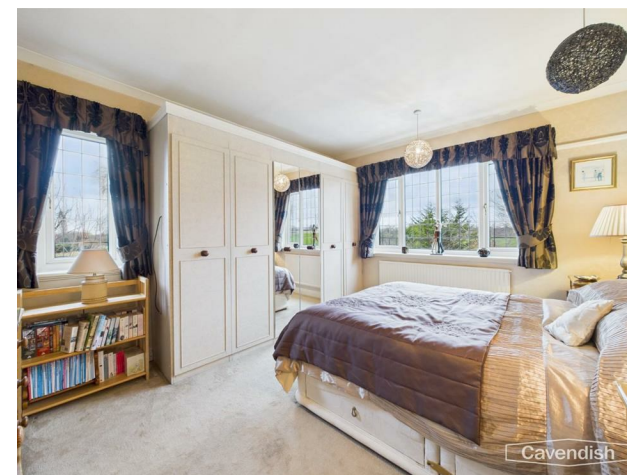
Three UPVC double glazed led windows, single radiator with thermostat, fluorescent strip light, two built-in eaves storage cupboards. Interconnecting door to bedroom four.

**SECOND LANDING**



UPVC double glazed led window to rear, ceiling light point, picture rails, and built-in airing cupboard housing the pressurised hot water cylinder with slatted shelf. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

**BEDROOM TWO**  
4.14m x 4.11m (13'7" x 13'6")



UPVC double glazed led window overlooking the rear with views over the canal towards farmland, UPVC double glazed led window to side, coved ceiling, two ceiling light points, picture rails, and single radiator with thermostat.

**BEDROOM THREE**  
3.63m x 3.63m (11'11" x 11'11")



UPVC double glazed led window overlooking the front, UPVC double glazed led window to side, single radiator with thermostat, picture rails, two ceiling light points with dimmer switch controls, and fitted sink unit with storage cupboard beneath.

**BEDROOM FOUR**  
3.45m x 3.02m (11'4" x 9'11")



UPVC double glazed led window to rear, ceiling light point, access to loft space with retractable wooden ladder, single radiator, and fitted double storage cupboard. Interconnecting door to bedroom five.